



# 4-CBOC Meetings # 13

20-May-2021 11:37 AM CST

B19-000-ProgramWide  
 3401 N Main St Baytown, Texas 77521  
 Project Number: 171-10003-001-000

## Meeting Info

<b>Date/Place</b>	15-Apr-2021 04:30 PM CST at Stuart Career Tech HS
<b>Prepared By</b>	Clem Medina
<b>Attendees</b>	<p> Clem Medina  Brenda Garcia</p> <p><b>Other Attendees</b> See attached sign-in sheet</p>
<b>Statement</b>	Citizen's Bond Oversight Committee
<b>Next Meeting</b>	27-May-2021 06:31 PM CST at Stuart Career Tech HS

## Old Business

### 1.1 - Welcome Introductions

15-Apr-2021

**Speaker: Brenda Garcia**

- Welcomed everyone.

**Speaker: Chet Theiss**

- Chet welcomed the committee and asked for approval of the meeting minutes.
- Mr. Mike Beard moves to approve the meeting minutes
- Mrs. Gina Guillory 2nd the motion.
- Meeting minutes were approved with no nays or abstentions

### 1.4 - Bond Finances

15-Apr-2021

**Speaker: Brigette Clark / Ryan Ohara**

- Brenda Garcia welcomed Brigette Clark and Ryan Ohara to give us a report on the Bond Finances.
- Brigette Clark introduces Ryan Ohara as the District's Financial Advisor with Huntington Capital Markets to gives us an update about the Bonds and how favorable the market is looking.

**Speaker: Ryan Ohara**

- District preparing to sell the last installment for the \$335,725,000 Bond Program
- Envisioned 3 Bond sells in 2019, 2020, and 2021
- Initial assessment at beginning of the bond predicted to cost taxpayers 11.5 cent on the debt service tax rate resulting in a increase of \$0.376890 on the tax rate
- The District conducted two refinancing's that saved tax payers more that \$15.5 million in 2020
- Actual impact on the debt service tax rate is less than 7.5 cents, resulting in a increase of \$0.335000 on tax rate
- Selling the last \$90,365,000 of the bonds in May and will close in June
- Estimating bond interest rate will be at 3.25%
- Previous bond sells for 2020 sold at 2.659% interest rate

- 2 resets for adjustment rate bond program one in middle August and the other October 1st
- We are fortunate interest rates are lower than expected which lowers your borrowing cost and helps with refinancing existing debt.

**Question/Answer:**

- **Question:** Mr. Beard asked do we see interest rates going up in near future?
- **Ryan Ohara responded:** Yes, because interest rates at this time are very low.

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## 1.5 - Technology

15-Apr-2021

**Speaker: Matt Flood**

**Teacher & Presentation Stations:**

- Completing the 671 Elementary Presentation Computers (OPS) by the end of May
- Planning the Junior High School Presentation Computers (OPS) for this summer/fall
- Planning the Document Camera and Teacher Computer replacement for this summer/fall

**Interactive Whiteboard**

- Completing the 671 Elementary Interactive Whiteboards by the end of May
- Planning the Junior and High School Interactive Whiteboards for this summer/fall

**Mobile Devices**

- 22,430 students have district issued iPad (that's about 95% of our students)
- 14,411 of 22,430 iPads are the newer TEA iPads with keyboard cases
- TEA iPads were deployed at Elementary and Junior Schools
- We are developing a plan for collection
- Ordered 2000 plus milk crates for iPad storage; 14 iPads fit perfectly
- Mr. Beard asked are we collecting all iPads for all schools?
- Matt Flood shares we have to collect 60,000 that TEA gave us as part of an agreement. We really haven't discussed that at the council level but, plan to. We lost roughly 100 kids over the year which mean we currently lost 100 devices. Typically we lose about 50 a year. At this time, we haven't checked in any devices and know that some students my have lost theirs. We will still need to work through the process at an executive level.
- Mr. Beard asked on the iPads will next year be there life expectance?
- Matt Flood responded they should be able to get through next year for sure; possibly even the next 2 years with the iPad 6th Generation.
- Mr. Beard asked what is the life expectance on the Whiteboards?
- Matt Flood responded we are hoping for 5 to 9 years; they are pretty much just like a TV

**Computer Lab & Staff**

- Planning Lab and Administrative Computer replacements after completing Teachers computer replacements 1st.

**Network Cabling**

- Completing the first 2,052 network drops at 12 campuses by the end of May.
- Tech Team is working on site surveys to develop cabling replacements at older schools.
- We no longer need 4 computer drops in a classroom for student computer but, we are adding drops for promethean boards and other technology in the classrooms.

**Network Infrastructure**

- Planning this project after computer replacement projects have been done.

**Question/Answer**

- **Question:** Mr. Beard asked Matt Flood all grades, all campuses will receive teacher and presentation stations?
- Matt Flood responded: Yes, all grades but teachers will come first. Elementary needing this the most they currently have our oldest ones then, junior high and high school
- **Question:** Mr. Beard asked do we have a camera update?
- **Matt Flood responded:** My team has been working with 5 out of the 7 campuses but will be scheduling meetings to meet with the other campuses over the next two week. We have given them a plan and a map of their campuses which also

includes existing cameras. We are asking that the principles and campus security to markup the plans/maps of where they would like to place their security cameras and to prioritize which one should come first.

- **Question:** Mr. Beard ask do we have a anticipated end date?
- **Matt Flood responded:** Depending on how quickly we receive that data, I believe by the next meeting we should have most of this done.

### 1.6 - Security

15-Apr-2021

**Speaker: Dr. Price**

- (No discussion exist)

### 1.7 - Career & Technical Education

15-Apr-2021

**Speaker: Renea Dillon**

- (No discussion exist)

### 1.8 - Fine Arts Equipment

15-Apr-2021

**Speaker: Susan Chiboroski**

- (No discussion exist)

### 1.9 - Construction

15-Apr-2021

Speaker: Brenda Garcia

- **DESIGN**
  - **Gentry Jr./Lee HS Fine Arts**
    - Project is in the Schematic Design phase
    - Design team has reviewed conceptual floor plan with both campuses
    - The District is currently negotiating with Marshall Construction as the Construction Manager at Risk
  - **District-Wide Roof Replacement**
    - Project is in the Bidding phase
    - District is currently negotiation contracts with the General Contractors
  - **CTE Sterling Construction Lab**
    - Project is in the Construction Documents phase
    - Architect had issued 95% Construction drawings for review and approval
    - Drawings will be issued to the City of Baytown for permitting by the end of the month
  - **Education Service Center Phase 1C**
    - Project is in the Bidding phase
    - City of Baytown has issued a construction permit for the phase of the project
    - Contractor will mobilize on site and start construction with the upcoming weeks
- **CONSTRUCTION**
  - **E.F. Green Junior School**
    - Interior finishes installation is underway in academic building
    - Football field, tennis courts, and track & field stations installation are underway
    - Construction progress photos include: Overall aerial view and Shotput/Discus platforms

- **GCCISD Elementary #17**
- Structural steel installation is underway throughout building pad
- Underground site utilities installation is complete
- Construction progress photos include: Overall aerial view and Domestic water line, fire line vault and meter box
- **Sterling High School MEP Package #1**
- Demolition of ceiling tiles and mechanical systems is complete in library
- New electrical wiring for power and lighting circuits being landed in electrical panels
- **Lee High School Auditorium Renovation**
- New theater seating installation is nearing completion
- New theater stage rigging system installation is underway
- Construction progress video include: Interior video of Armstrong Auditorium
- **San Jacinto Elementary Replacement**
- Structural steel installation is underway throughout building pad
- Underground site utilities installation is ongoing
- Construction progress photos include: Overall aerial view and structural steel of main entry of building and metal decking installation
- **Stuart CTHS Phase 4**
- Roofing insulation and lightweight concrete installation is in progress
- Mechanical, electrical, and plumbing top-out is ongoing on the first floor
- Construction progress photos include: Overall aerial view and mechanical, electrical, and plumbing top-out continues at first and second levels
- **Junior School Running Tracks**
- Concrete placement of track curbs is complete at Gentry JS and Horace Mann JS
- Soil stabilization and preparation is ongoing at Baytown JS and High lands JS

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## 1.10 - 2019 Bond Schedule Recap

*15-Apr-2021*

**Speaker: Clem Medina**

### CONSTRUCTION SCHEDULE

- Summer Completion of Junior School #6, Phase 4, Phase 1C and Construction Lab
- After 2021, we will have three project left to complete designing and finish up.

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## 1.11 - Financial Report

*15-Apr-2021*

**Speaker: Brenda Garcia**

- Bond Financial Report as of the end of February 28, 2021.
- Bond Savings and Earnings of \$7,244,385

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## 1.12 - Questions

*15-Apr-2021*

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## 1.13 - Follow-Up Information

*15-Apr-2021*

Future Meetings

- April 15, 2021
- April 29, 2021
- May 27, 2021

## 10.1 - Additions to the Meeting Minutes

(No discussions exist)

## New Business

### 13.1 - Facility Planning and Construction Overview - Part 1

15-Apr-2021

Speaker: Brenda Garcia introduced Renea Dillion

- **Sterling High School CTE Construction Lab**
- Technical Building to be renovated
- Contains two construction classrooms and a large construction lab (see yellow area)
- North construction classroom has access either to the welding area and/or construction lab
- Large classroom is to become the new floral space and will be a high school credit for Art.
- Construction Lab enrollment has increased up to 67% next year

Speaker: Brenda Garcia

- **Gentry Junior School Fine Arts Renovation / Addition**
- Introduced Ray Lavan as the New Fine Arts Director
- Gentry s located in Harris County
- Project is in the Schematic Design phase
- Renovation to the Fine Art space with an addition
- New parking location
- **Education Service Center - Phase 1C**
- Corner of the building is remaining to be built out for this facility (see colorful area) ·
- Moved in Special Ed and Curriculum staff upstairs ·
- Upper right hand side (purple area) is for the Nutrition Services and Administration will move to
- Phase 2 will be the building adjacent to this same site; will include catering kitchen and storage requirements
- Left hand side of diagram in yellow is where intervention will be located
- Center blue area is where the shared conference and breakroom will be located with additional restrooms
- Dr. O'brien: asked to mention more about Phase 2 because it is not shown in diagram
- Brenda Garcia responded: this is currently in the design phase and will houses the catering kitchen and storage for the nutrition department as well.

### 13.2 - Facility Planning and Construction Overview - Part 2

15-Apr-2021

Speaker: Brenda Garcia introduced Dr. Demetrius McCall

- **Early Learning Academy**
- Currently looking at revamping our Early Childhood Education Center for our Pre-K learners
- Considering building two addition elementary schools with the intent to seek your endorsement at a future meeting.
  - **Early Childhood Education**
  - **Enrollment Requirements**
  - Limited English Proficiency
  - Socio-Economically Disadvantaged/Homeless
  - Active-Duty Military Family
  - Family Protective Services Custody
  - Children of Employees (upon availability)
  - **Benefits of Pre-K**
  - Higher Math and Language Acquisition Skills
  - Early Identification of Learning Needs (special education, etc.)
  - Development of Socialization Skills
  - Increased Graduation Rates
  - **Texas Education Agency Initiative**

- From Half-Day to Full-Day
- 85% of Brain Development (birth-5 years)
- Addition of Pre-K 3-year-old Statewide Initiative
  
- **GCCISD Early Learning Academy Model**
  - **Current Model**
    - Pre-K offered at every elementary
    - Assigned classroom
    - Standards based curriculum
    - Slide shows current traditional classroom setting which include: Group Seating, Traditional Instructional Resources, Structured Lesson Delivery, Year-Long Academic Setting
  - **Future Model**
    - Pre-K offered at 3 locations (North, Central, South)
    - Dedicated spaces for the unique needs of Pre-K students
    - Instructional Delivery and Curriculum Enhancements
    - Language and Conceptually Rich Environment
    - Texas is leading but nationwide exploration
    - Slide shows future classroom setting which include: Thematic Design, Conceptual Vocabulary Building, Exploratory Learning, Student Choice/Decision Making, Increased Socialization Skill Development, Rotating Academic Environment (3-4 weeks)
  
- **Early Learning Academy - Central**
  - Project is in the Construction Documents phase
  - Board approved back in December 2020 to build a center to support our students/population
  - Central is still the most populated area in our district while the North side shows a rapid growing rate
  - 16 Museum Quality Learning Experiences
  - Expected Completion July 2022
  
- **CBOC Support / Endorsement**
  - **San Jacinto Elementary and Elementary 17**
    - North and South of GCCISD
    - Dedicated Pre-K Wing
    - Re-Designed
    - Increased Capacity for Elementary Schools (due to Pre-K Centralization)
    - Simultaneous Implementation
    - No decision required today; endorsement to be considered

### 13.3 - Facility Planning and Construction Overview - Part 3 (Questions/Answers)

15-Apr-2021

#### Questions/Answers

- Dr. O'Brien: Can you touch on the distinct difference Central, North, and South, regarding funding?
- Dr. McCall responded: Yes, Central is being paid by Capital Improvement Funds
- Dr O'Brien: states the endorsement you will be asking from this committee is the modification of the Pre-K Wing?
- Dr. McCall responded: Yes, for San Jacinto Elementary and Elementary 17.
- Dr O'Brien: asked are those bond?
- Dr. McCall responded: Yes, sir those are bond.
- Denise Pratt: asked with San Jacinto already being built now are we going to redo a whole new floor plan?
- Dr. McCall responded: Just a wing of the floor plan and the same thing for Elementary 17; not the entire building
- Denise Pratt: asked that money will go to putting that wing?
- Dr. McCall responded: We are not adding anything it is already there; taking a wing that is already there a dedicating it to Pre-K and repurposing it.
- Mr. Beard: states the the original bond had no discussion about adding a Pre-K wing, and there is no line item in the budget for the bond, therefor it did not go in front of the public, is this correct?
- Dr O'Brien responded: Yes but it's a modification not an addition building.
- Mr. Beard: expresses that this is why the committee was formed to be a voice for the public.

- Dr O'Brien responded: assures that it is only a modification but it's the exact same net result so that's why it's being presented to you.
- Gina Guillory: states this is an outstanding progression for this community. I don't think it's a violation of any kind or dishonest thing that we're giving to the community because you're actually building what it is that you told us you were going to build.
- Dr. McCall responded: Yes ma'am, we're looking at doing something for our pre K to really make them more centralized in different parts of the district.
- Thomas Parent: asked is there no cost impact to the change with the impact of enhanced learning?
- Dr. McCall responded: Now, as far as the cost of the learning experiences we can use funds from capital improvement. We are currently only asking for the endorsement of centralized Pre-K at three different locations within the district.
- Thomas Parent: asked without having to expand the zone right now how many classrooms, are you going to take away?
- Dr. McCall responded: 4 Elementary campuses close to San Jacinto (within a three and a half mile radius) all of those campuses we would have a total of 11 classrooms that will be taken from those schools and moved to San Jacinto.
- Thomas Parent: asked what about the North side
- Dr. McCall responded: On the north side we do have more growth there but, also keep in mind on the north side we have elementary campuses that are a little bit larger than those elementary campuses that are on the south side. Based on the numbers, we should be okay to work through this plan for at least the next six years.
- Thomas Parent: asked could we eventually end up building a separate stand alone?
- Dr. McCall responded: which we would have had to do that anyway because of the way they are building up North
- Mr. Bread asked will this impact our construction schedule with San Jacinto?
- Dr. McCall responded: it is not going to impact the actual schedule for construction but, the learning experience will take 60 days to add to campus.
- Chet Theiss: asked what is the size of each campus wing?
- Brenda Garcia responded each campus wing is approximately about 22,000 square feet.
- Thomas Parent: asked do we have any plan as to what will happen to the old school elementary?
- Dr. McCall responded: We are currently working on a plan for that; we will not tear down a building but will find a use for it. The concern is that it is a two story building that Pre-K student cannot be taught on the second floor in case of a fire.

### 13.4 - Early Learning Academy Endorsement Meeting (April 29, 2021)

29-Apr-2021

Dr. McCall reviewed the District's objective of having an ELA in the District. District is seeking an endorsement from the CBOC for ELAs in Elementary #17 and San Jacinto ES

- **Early Childhood Education**
  - **Enrollment Requirements**
    - Limited English Proficiency
    - Socio-Economically Disadvantaged/Homeless
    - Active-Duty Military Family
    - Family Protective Services Custody
    - Children of Employees (upon availability)
  - **Benefits of Pre-K**
    - Higher Math and Language Acquisition Skills
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- **GCCISD Early Learning Academy Model**
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  - Project is in the Construction Documents phase
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  - Central is still the most populated area in our district while the North side shows a rapid growing rate
  - 16 Museum Quality Learning Experiences
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- **CBOC Support / Endorsement**
  - **San Jacinto Elementary and Elementary 17**
    - North and South of GCCISD
    - Dedicated Pre-K Wing
    - Re-Designed
    - Increased Capacity for Elementary Schools (due to Pre-K Centralization)
    - Simultaneous Implementation
    - No decision required today; endorsement to be considered
  
- **ELA Floor Plan review**
  - !2 classrooms will be converted to Pre-K classrooms
  - Design includes large commons area, teacher workroom, and additional admin space
  - Re-design and learning experiences to be funded by the capital improvement budget. This will not impact bond funds. *This will not impact bond funds*

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### 13.5 - Question/Answer Discussion - ELA Endorsement Meeting

29-Apr-2021

Denise Pratt: Why is this district looking at going to this program?

Dr. McCall: We have two school districts in the state of Texas one being Mansfield ISD and the other Alief ISD that have introduced this type of learning experience. As far as research is concerned, that directly relates to what we call this exploratory learning. We know that literacy is an issue, not only in Goose Creek but across the state and this is our way of tackling that at a young age by providing students an engaging environment.

Denise Pratt: I don't know how relevant this is do to it being more like a daycare for 3 to 4-year-olds?

Brenda Garcia: I can give you an example of activity that I witnessed a couple of years back when visiting Mansfield. On the Airstream Trailer set-up with the track, activities were being done within that classroom. The teacher had stickers on the track that were all shapes and colors. The young children were interactively learning their colors and ran to the next yellow shape. They use every square inch of space for learning opportunities.

Dr Price: Is the research based on the leading edge of early childhood development?

Dr. McCall: Research is under Exploratory Learning.

Mr. Beard: Is the \$50,000 redesign for both campuses?

Dr. McCall: With the redesign, we will have to find out what their price is going to be. Anything above \$50,000 will go ahead of the board.

Mr. Beard: Do we know the cost or both the architectural design and total construction?

Dr. McCall: The construction side has already been approved through the bond budget and that's going to come from capital improvement.



Mr. Beard: Are we pulling square footage away from the regular traditional elementary to go into this Pre-K portion and will this serve only a select group of 4-year-old children?

Dr. McCall: No, that is not correct.

Thomas Parent: Are you creating roughly the same number of classrooms as the other elementary campuses?

Dr. McCall: Yes sir, Across the district we have roughly 1000 Pre-K students and so with this we will have capacity between the central, north, and south of 1400 students. This gives us room for growth.

Question: What was the scope of the bond? Will transportation be an issue?

Brenda Garcia: San Jacinto Elementary replacement and Elementary #17 are identical to each other. The scope of work for those projects will construct a new campus at approximately 98,000 square feet and have a capacity of 800 students. The budget includes purchase of property if necessary. The goal or project justification will focus on 21st century learning and achieve district standards and equity. These were the general comments directly from the bond referendum.

Dr. McCall: He has spoken with Mr. Walter the Transportation Director and assured that the numbers we have at Pre-K will be able to have it on the second tier which is the tier that runs our elementary students already.

Question: Can we accommodate the transportation with what we have?

Dr. McCall: Yes sir, but we have difficulty is finding bus drivers.

Question: Do you anticipate going back the CBOC meeting from going this route?

Dr. McCall: The only thing I anticipate addressing the committee due to the increase of cost in construction materials across all bond projects.

Question: Does the work capacity or square footage deviate from the scope of work?

Brenda Garcia: No.

Question: Do we have a total price?

Dr. McCall: In order to start having conversations with architects, we would incur more fees that way, so we need to have permission first.

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### 13.6 - Question/Answer Discussion - ELA Endorsement Meeting - (continuation)

*29-Apr-2021*

Denise Pratt asked why is this happening now? Why can't it wait until there's a new bond being discussed?

Dr. McCall: Typically, as school district with a successful bond you normally plan out for at least another five to six years before you go back to the community and ask for another. This bond being in 2019, we're looking at anywhere between 2024 and 2025 before we will begin to even think about going to the community and asking for another bond. The urgency behind it. We have the central location coming in already, we want to be sure that we're providing equitable education to both North and South. If we wait until another bond to passes in 2024/2025 then you're still talking about another 18 months between design and build time. At that point the central campus would have been open for close to five years we don't have anything for North and South students, so that's the sense of urgency behind it.

Chet Theiss: What point time can that be opened to all kids?

Dr. McCall: My response to the board member was of course, but everything was down to money.

Question: Can we have our CBOC Meeting Minutes binders?

Brenda Garcia: We will bring them for you to our next meeting.

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### 13.7 - Voting Results - ELA Endorsement Meeting

*29-Apr-2021*

Mr. Theiss called for a vote to endorse the ELA at both new elementary schools:

- Vote passed 9 to 2 in favor to construction a ELA wing in the new elementary schools

## Addendum

(No addendum published)





**GCCISD 2019 Bond - Citizens Bond Oversight  
Committee Attendance Log**

**ENDORSEMENT 2020-2021**

Last Name	First Name	29-Apr	- Not present	✓ Present
<b>Committee Members</b>				
Beard	Mike	✓		
Campisi	Jim	✓		
Chandler	Angela	✓		
Christensen	Tim	-		
Fontenot	Daryl	-		
Guillory	Gina	✓		
Hotchkiss	Ronnie	-		
Hughes	Dallas	✓		
Martinez	Amparo	-		
Miller	Brian	✓		
Moore	Brenda	-		
Parent	Thomas	✓		
Powers	Sam	-		
Pratt	Denise	✓		
Sain	Terry	✓		
Theiss	Chet	✓		
Times	Tricia	✓		
<b>GCCISD Staff / Guests / LAN</b>				
Billings	Kevin	-		
Bolinger	Matt	✓		
Burg	Carl	✓		
Carey	John	✓		
Chapa	Arlene	✓		
Clark	Brigitte			
Dixon	LeAna			
Enojado	Erwin			
Flood	Matt			
Garcia	Brenda	✓		
Garcia	Jesse	✓		
Grimes	Margie			
Grom	JP			
Martir	Ed			
McCall	Dr. Demetrius	✓		
Medina	Clem			
O'Brien	Dr. Randal			
Ortman	Tom			
Passmore	Susan			
Penn	Simon	✓		
Perez	Terri			
Price	Dr. Anthony	✓		
Rasmussen	Mike			
Ricicar	Brandi	✓		
Riggs	Bruce			
Sims	Downen			
Walterschied	Rick			
Woodruff	Renea	✓		
Lavan	Ray			
Ohara	Ryan			
Dillon	Renea			